

103.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,048,900 / 1,048,900

USE VALUE: 1,048,900 / 1,048,900

ASSESSED: 1,048,900 / 1,048,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		OLD COLONY RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DOLAN MICHAEL	
Owner 2:	DOLAN DONNA	
Owner 3:		

Street 1:	2 OLD COLONY RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 11,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Clapboard Exterior and 2905 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11000		Sq. Ft.	Site		0	70.	0.68	4									525,001						525,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
101	11000.000	523,100	800	525,000	1,048,900						66555	
Total Card	0.253	523,100	800	525,000	1,048,900		Entered Lot Size				GIS Ref	
Total Parcel	0.253	523,100	800	525,000	1,048,900		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	361.07	/Parcel:	361.0	Land Unit Type:				Insp Date	

09/27/18

!8232!

USER DEFINED

Prior Id # 1:	66555
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:48:36
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/21/20	14:21:59
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 103.0-0003-0002.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,900	800	11,000.	525,000	1,045,700	1,045,700	Year End Roll	12/18/2019
2019	101	FV	410,900	900	11,000.	525,000	936,800	936,800	Year End Roll	1/3/2019
2018	101	FV	409,700	900	11,000.	450,000	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	409,700	900	11,000.	420,000	830,600	830,600	Year End Roll	1/3/2017
2016	101	FV	409,700	900	11,000.	360,000	770,600	770,600	Year End	1/4/2016
2015	101	FV	401,100	900	11,000.	322,500	724,500	724,500	Year End Roll	12/11/2014
2014	101	FV	401,100	900	11,000.	298,500	700,500	700,500	Year End Roll	12/16/2013
2013	101	FV	401,100	900	11,000.	284,600	686,600	686,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAURICE OCONNEL	32065-205		11/27/2000		539,900	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	467	Addition	225,850	C		G9	GR FY09	
3/26/2008	274	Siding	25,250			G8	GR FY08	new porch,patio re
7/7/2006	245	Renovate	43,989			G6	GR FY06	
9/22/2004	903	Redo Kit	18,000	C		G6	GR FY06	
9/30/2003	837	Redo Bat	10,000	C		G6	GR FY06	
2/9/2001	77	New Wind	1,200	C				4 NEW WINDOWS
1/2/2001	1	Redo Bas	7,000	C				REMODEL BASEMENT A
12/13/1999	832	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Meas/Inspect	163	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
10/20/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Good			1 FP GAS SCUTTLE HOLE.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 3	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1953	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G6	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				Interior:	1	7	2								
Sec Int Wall:			%	Economic:				Additions:											
Partition: E - Typical				Special:				Kitchen: 2004											
Prim Floors: 3 - Hardwood				Override:				Baths: 2003											
Sec Floors:			%	Total:	4.6 %			Plumbing:											
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.17763817				General:											
Electric: 2 - Good				Const Adj.: 1.17168236				Totals	1	7	2								
Insulation: 3 - Typical				Adj \$ / SQ: 131.083															
Int vs Ext: S				Other Features: 121269															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100			% AC: 100	LUC Factor: 1.00															
Solar HW: NO			Central Vac: NO	Adj Total: 548373															
% Com Wall			% Sprinkled:	Depreciation: 25225				Juris. Factor: 1.00	Before Depr: 144.19										
				Deprecated Total: 523148				Special Features: 0	Val/Su Net: 105.34										
								Final Total: 523100	Val/Su SzAd: 262.86										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 103.0-0003-0002.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
19	Patio	D	Y	1	16X16	A	AV	2005	3.71	T	11.2	101			800		800		
More: N	Total Yard Items:	800		Total Special Features:					Total:	800									